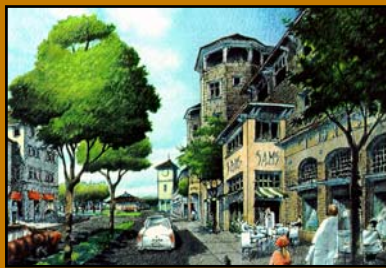


Statewide Transit-Oriented Development Study *Factors for Success in California*



FINAL REPORT

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**BUSINESS, TRANSPORTATION
and HOUSING AGENCY**

**CALIFORNIA
DEPARTMENT
OF TRANSPORTATION**



**Business,
Transportation
and Housing**



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Abstract

This study provides a state-of-the-practice review of transit-oriented development (TOD) with an emphasis on recent experience in California. The main objective of this study is to define strategies that the State of California could undertake to encourage the broader implementation of TOD near major transit stations: bus, rail, and ferry. An executive summary is also available.

First, the report offers a definition of TOD, and an overview of the components of successful TODs. It then summarizes a literature review of the benefits of TOD, as well as its potential effects on travel and transit use. In the second section, the report provides an overview of the current status of implementation of TOD both in the United States and more specifically within California, including region-by-region reviews. Twelve “profiles” of TODs within the state are also provided.

Based on a review of the status of TOD implementation in America and California, the report: summarizes major barriers to TOD implementation; offers “lessons learned”; discusses key issues; and identifies strategies that could help overcome barriers. Recent market trends and the development feasibility of TOD in California are assessed, based in part on panel discussions held with TOD developers in northern and southern California. An overview of challenges in financing TOD, as well as various public and private funding sources that are potentially available to finance and fund TODs is also provided.

Finally, the report concludes with recommendations for fourteen strategies that the State of California could undertake to facilitate the broader implementation of TOD at local and regional levels. A number of possible State strategies to overcome TOD barriers are presented and described in four major categories: State policies and practices; planning and zoning; finance and implementation; and information dissemination and research.

There is also a separate volume, an extensive Appendix which provides: terms and definitions used in the report; detailed information on TOD case studies both within California and the United States; more in-depth descriptions of TOD funding sources; and other relevant information. (See separate “Appendix” volume.)

In addition to the Report and Appendix, the project team has also produced a stand-alone report assessing parking issues in relation to TOD entitled: ‘Parking and TOD: Challenges and Opportunities.’

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